



3 Bed  
House - Detached  
located in  
Knottingley

Asking Price £210,000



**enfields**

Poulson Mews  
Knottingley  
WF11 0EN

This delightful three-bedroom detached home in the popular town of Knottingley offers an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, a welcoming reception room, and a fully modernised kitchen, the property provides ample space for comfortable everyday living as well as entertaining guests or relaxing evenings at home.

Externally, the property benefits from a great-sized private enclosed rear garden, ideal for outdoor dining, family time, or simply enjoying the warmer months. A spacious driveway and garage provide ample off-street parking for multiple vehicles.

The home is situated in a peaceful and well-regarded location, close to a wide range of local amenities including shops, schools, and convenient transport links, making it ideal for commuters and families.

Knottingley itself offers a variety of amenities including local supermarkets, the Knottingley Health Centre, a library, and a post office, along with several primary and secondary schools such as De Lacy Academy. The area also provides excellent leisure opportunities, including social events at the Kellingley Club, nature and walking trails at Fairburn Ings RSPB Nature Reserve, scenic towpath walks along the Aire and Calder Navigation canal, and play areas at Knottingley Playing Fields.

This property is more than just a house — it's a wonderful place to create lasting memories, combining comfortable living space, outdoor enjoyment, and a convenient location. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Entrance Hall

Living Room

Kitchen Diner

WC

Three Good Sized Bedrooms

Bathroom

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



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